

**Victoria Gardens, Spennymoor, DL16 7TN**  
**3 Bed - House - Mid Terrace**  
**£94,950**

**ROBINSONS**  
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Robinsons are delighted to offer to the market an excellent opportunity to acquire this WELL PRESENTED THREE BEDROOM MID LINK HOUSE, located in this popular residential area with a pleasant aspect to the FRONT. In our opinion the property is suitable for a variety of purchasers including the SMALL FAMILY or FIRST TIME BUYER or even the INVESTOR or LANDLORD looking for a property to rent. The property benefits from NO ONWARD CHAIN, modern fitted kitchen, bathrooms, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of ENTRANCE PORCH, HALLWAY, LOUNGE with modern feature fire surround, MODERN CONTEMPORARY STYLE KITCHEN. Whilst to the first floor, THREE well-proportioned BEDROOMS, BEDROOM ONE which has a lovely outlook and ATTRACTIVE MODERN BATHROOM SUITE. Externally the property enjoys FRONT & REAR GARDENS and a GARAGE in a nearby block. In more detail the accommodation comprises of

EPC Rating D  
Council Tax Band A

#### Entrance porch

Access to hallway.

#### Entrance hall

Access to lounge, radiator and stairs to first floor.

#### Lounge/Diner

22'7 x 11'5 max points (6.88m x 3.48m max points)

UPVC window, radiator, electric fire and surround, space for dining room table.

#### Kitchen

12'5 x 6'9 (3.78m x 2.06m)

Modern wall and base units, integrated oven, hob, plumbed for washing machine, space for fridge freezer, tiled splashbacks, stylish wood effect flooring, uPVC window, radiator.

#### Rear porch

Access to garden.

#### Landing

Loft access, airing cupboard.

#### Bedroom 1

12'6 x 8'3 (3.81m x 2.51m)

UPVC window, radiator, lovely outlook.

#### Bedroom 2

9'9 x 8'1 (2.97m x 2.46m)

UPVC window, radiator.

#### Bedroom 3

6'5 x 6'3 (1.96m x 1.91m)

UPVC window, radiator, lovely outlook.

#### Bathroom

White panelled bath with shower over, wash hand basin, tiled surround, W/C, uPVC window, radiator.

#### Externally

To the front elevation is an easy to maintain garden. Whilst to the rear, there is a pleasant garden and patio area and garage.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

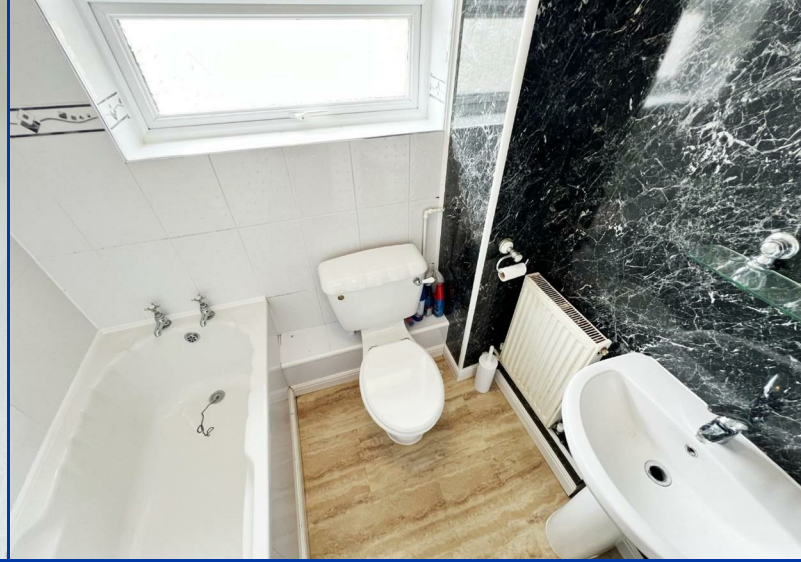
Council Tax: Durham County Council, Band A - Approx.

£1,703.96 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.







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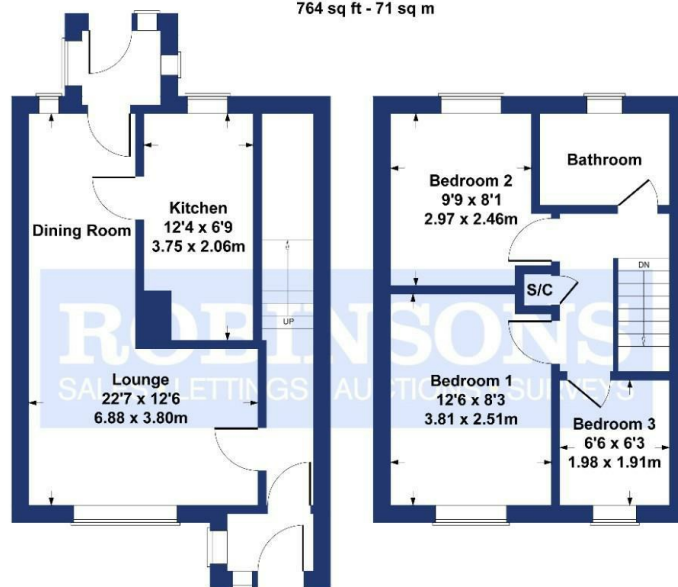
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Victoria Gardens

Approximate Gross Internal Area  
764 sq ft - 71 sq m



GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-99)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		68	85
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-99)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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